152.0	0009	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	873,900	/	873,900
USE VALUE:	873,900	/	873,900
ASSESSED:	873,900	/	873,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOWARD JOHN H & LORI A
Owner 2:	
Owner 3:	
Street 1:	11 PERKINS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Aluminum Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8238.000	339,600	600	533,700	873,900
Total Card	0.189	339,600	600	533,700	873,900
Total Parcel	0.189	339,600	600	533,700	873,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.73 | /Parcel: 444.73

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101231
GIS Ref	
GIS Ref	
Insp Date	05/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0005.0

!11962!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	339,600	600	8,238.	533,700	873,900		Year end	12/23/2021
2021	101	FV	329,800	600	8,238.	533,700	864,100		Year End Roll	12/10/2020
2020	101	FV	329,800	600	8,238.	533,700	864,100	864,100	Year End Roll	12/18/2019
2019	101	FV	249,400	600	8,238.	500,400	750,400	750,400	Year End Roll	1/3/2019
2018	101	FV	259,100	600	8,238.	413,600	673,300	673,300	Year End Roll	12/20/2017
2017	101	FV	259,100	600	8,238.	380,300	640,000	640,000	Year End Roll	1/3/2017
2016	101	FV	259,100	600	8,238.	346,900	606,600	606,600	Year End	1/4/2016
2015	101	FV	248,700	600	8,238.	340,200	589,500	589,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:30:49

LAST REV

Date	Time
06/18/18	13:49:37
apro	

PAT ACCT. 11962

USER DEFINED

Prior Id # 1:	101231
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21243-287		6/1/1991		232,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/1994	268		2,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Inspected	CC	Chris C
4/27/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	355	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8238		Sq. Ft.	Site		0	80.	0.81	9									533,710						533,700	

Total AC/HA:	0.18912	Total SF/SM:	8238	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	533,710	Spl Credit		Total: 533,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.25449049
Const Adj.:	0.99584043
Adj $ / SQ:	174.898
Other Features:	87800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492146
Depreciation:	152565
Depreciated Total:	339581

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

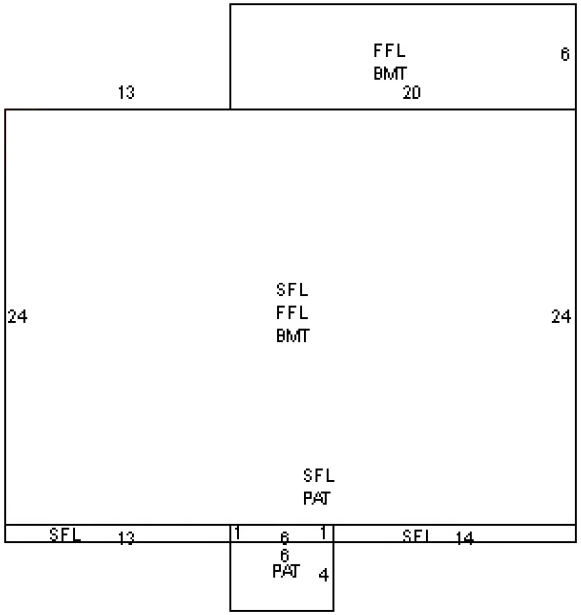
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.39
Special Features:	0	Val/Su Net:	126.76
Final Total:	339600	Val/Su SzAd	195.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	61.000	55,628
FFL	First Floor	912	174.900	159,507
SFL	Second Floor	825	174.900	144,291
PAT	Patio	30	5.980	179

Net Sketched Area:	2,679			Total:	359,605
Size Ad	1737	Gross Area	2679	FinArea	1965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X9	A	AV	1996	4.56	T	18.4	101			600			600
2	Frame Shed	D	Y	1	8X10	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600